NEW OWNER:

Nathan Lyons
Lauren Lyons
4025 Wallace Lane
Nashville, TN 37215

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-1238

Map 116

Group 16-0

Parcel 128.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130105255 DEEDWARR
Recvd: 12/18/13 09:20 3 pgs
Fees:18.00 Taxes:3100.60
20131218-0127668

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Thirty-Eight Thousand and 00/100 Dollars ($838,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS WAYNE LYONS and wife, DEBRA ANN LYONS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **NATHAN W. LYONS and wife, LAUREN LYONS** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 54 on the plan of Part 1 - Wallace Subdivision, of record in Plat Book 1424, Page 16, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas Wayne Lyons and wife, Debora Ann Lyons, by Warranty Deed from Andrea D. Chan, dated April 3, 2013, and of record in Instrument No. 20130412-0036544, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4025 Wallace Lane, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 5th day of **December, 2013**.

THOMAS WAYNE LYONS

By: _____ attorney in fact
Nathan Wayne Lyons, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book *, Page _____, RODCT.
*# 20131218-0127667

DEBORA ANN LYONS

By: _____ attorney in fact
Nathan Wayne Lyons, Attorney-In-Fact
Pursuant to Power of Attorney of
Record in Book _____, Page _____, RODCT.
*# 20131218-0127667

TAI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NATHAN WAYNE LYONS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **THOMAS WAYNE LYONS AND DEBORA ANN LYONS**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office 5th day of **December, 2013**.

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 838,000.00.

Lauren Layne

AFFIANT

Sworn to and subscribed to before me 5th day of December, 2013.

B Smigus

NOTARY PUBLIC

My commission expires: 7-25-16

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY